

# **INVITATION TO BID**

**COMMONWEALTH OF KENTUCKY,  
TRANSPORTATION CABINET**

## **SALE OF SURPLUS REAL PROPERTY**

**15.9631 +/- ACRES\***

**TWO VACANT TRACTS, ZONED C-1  
MIDDLETOWN, JEFFERSON COUNTY KY**

### **TRACT 1 - Parcel Nos. 133X (all), 134X (all), 135X (all), and 136X (all)**

A 5.0646 acre tract of generally level land located at the Northeast corner of North English Station Road and Shelbyville Road within the city limits of Middletown, KY., being offered for sale "As-Is". This property is unimproved, with a portion of the tract grown up in brush and woodland and the remainder in grass. The property is currently being used as a staging area for a road construction project. Source of Title DB 5048, PG 960, DB 5029, PG 687, and DB 5041, PG 224 all being of record in the office of the Jefferson County Clerk.

### **TRACT 2- Parcel Nos. 140 (all), 140X (all), 141 (part), 141X (all), 145 (all), and 198 (all)\***

A 10.8985 acre tract located in the northwest quadrant of the Gene Snyder Freeway with controlled access frontage along Shelbyville Road within the city limits of Middletown, KY., being offered for sale "As-Is". This property is unimproved with a majority of the tract grown up in woods. Source of Title DB 5084, PG 7 DB 5032, PG 789, and DB 5081, PG 774

A permanent access easement for purposes of ingress and egress will be provided within a reasonable time to the winning bidder of Tract 2, comprised of parcel numbers 140, 140X, 145, 141X, 198, and a portion of 141. The easement will provide a point of access for Tract 2, originating from English Station Road, and will be no less than 30 feet in width. The final location of said access easement will be determined by the winning bidder, subject to review and approval by the Louisville Water Company.

\*Parcel 198 contains 1.507 acres and was to be acquired for a highway project, however this parcel was ultimately eliminated from the project. Parcel 198 known as Edwards Lane was a private road owned by Morse English to give access to tracts adjoining this private road. The Transportation Cabinet acquired the right of ingress and egress to this private road with the acquisition of Parcel 140, (DB 5084, PG 7). It is the Cabinet's intention to quitclaim any and all rights it has in Parcel 198.

The Commonwealth of Kentucky, Transportation Cabinet will accept sealed bid proposals for the sale of the above described tracts. Bids will be opened and read at 2 p.m. Eastern Time, Feb. 29, 2012, at the Kentucky Transportation Cabinet, 4th Floor,, Room # 422, 200 Mero Street, Frankfort, KY. 40622.

## **GENERAL INFORMATION & TERMS OF SALE**

All bids must be submitted on the approved bid form, which may be obtained by contacting Mark McCoy, Division of Right of Way at 502-564-9900, ext 3453, or by email at Mark.Mccoy@ky.gov.

**Pre-approval of financing for the bid amount must be included with bid submission. All bids tendered must be accompanied by a deposit in the form of a certified instrument in the amount of 10 percent of the total bid, and being made payable to the Kentucky State Treasurer as a guarantee of good faith. No cash or letters of credit will be accepted. There will be no exceptions. The high bidder will be required to sign a Purchase Agreement immediately following the bid opening, and the acceptance of the high bid. The good faith deposit of all unsuccessful bidder(s) will be returned via mail once bids have been opened and the high bid awarded.**

It shall be the responsibility of the prospective bidders to inspect and investigate this real estate prior to the auction to determine pertinent factors of access, zoning, easements, utilities, etc. No refunds or adjustment will be made because the property fails to meet the standards of quality of conditions expected nor will failure to inspect the property be grounds for any claim for relief from the bid.

All bidders are cautioned to be aware of the security in the Transportation Office Center located at 200 Mero Street in Frankfort, KY. All bids shall be time-stamped in the Division of Purchases no later than the due date and time defined in this Solicitation. In-person or courier delivered bids in response to this Solicitation should be delivered to the 4<sup>th</sup> Floor, East. Delays due to building security checks shall not be justification for acceptance of a late bid.

This sale is subject to the approval of the secretary of the Finance and Administration Cabinet, as authorized by KRS Chapters 45A and 56. **THE COMMONWEALTH RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.**

**NOTICE TO BIDDERS** - For additional information and pictures of the property, visit [www.finance.ky.gov](http://www.finance.ky.gov) and click the link on the right for Surplus Real Estate.

**NOTICE: THIS PROPERTY IS BEING SOLD “AS IS”.**

If you have a disability for which the Transportation Cabinet needs to provide accommodations, please notify us of your requirements 48 hours before the scheduled bid opening.